

036.A

0005

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

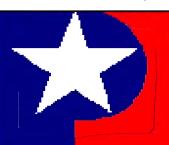
166,500 / 166,500

USE VALUE:

166,500 / 166,500

ASSESSED:

166,500 / 166,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 8

Owner 1: SADJADY PEZHMON TRUSTEE

Owner 2: SADJADY FAMILY REALTY TRUST

Owner 3:

Street 1: 551 CONCORD RD UNIT 1

Street 2:

Twn/City: SUDBURY

St/Prov: MA Cntry: Own Occ: N

Postal: 01776 Type:

PREVIOUS OWNER

Owner 1: KELLEHER PAUL R -

Owner 2: -

Street 1: 17 ARIZONA TERR #8

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 460 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	166,500			166,500			
Total Card		0.000	166,500			166,500	Entered Lot Size		
Total Parcel		0.000	166,500			166,500	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	361.96	/Parcel: 361.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	161,900	0	.	.	161,900	161,900 Year End Roll
2019	102	FV	149,400	0	.	.	149,400	149,400 Year End Roll
2018	102	FV	141,900	0	.	.	141,900	141,900 Year End Roll
2017	102	FV	132,300	0	.	.	132,300	132,300 Year End Roll
2016	102	FV	132,300	0	.	.	132,300	132,300 Year End
2015	102	FV	125,200	0	.	.	125,200	125,200 Year End Roll
2014	102	FV	120,500	0	.	.	120,500	120,500 Year End Roll
2013	102	FV	120,500	0	.	.	120,500	120,500

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
KELLEHER PAUL R	54846-337		6/18/2010		132,000	No	No			
LEE FRANKLIN/ET	23837-411		10/29/1993		33,500	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Measured	DGM	D Mann
10/26/2000	Hearing N/C	201	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 17.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	4 - Flat			OTHER FEATURES													
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:				Frl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1965	Eff Yr Blt:		Location:	F - Front												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	G - Ground Floor												
Const Mod:				% Own:	0.781799972												
Lump Sum Adj:				Name:	5 - 6011												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	30.6	%		Plumbing:									
Bsmnt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.80434787			General:									
Electric:	3 - Typical			Const Adj.:	0.93984729			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	542.660			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL			
Int vs Ext:	S			Other Features:	32661												
Heat Fuel:	3 - Electric			Grade Factor:	1.00												
Heat Type:	6 - Elec Base/B			NBHD Inf:	0.85000002												
# Heat Sys:				NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	239942												
% Com Wall:		% Sprinkled:		Depreciation:	73422												
				Deprecated Total:	166520												
MOBILE HOME				WtAv\$/SQ:		AvRate:											
Make:								Juris. Factor:		Before Depr:	461.26						
Model:								Special Features:	0	Val/Su Net:	361.96						
Serial #:								Final Total:	166500	Val/Su SzAd:	361.96						
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 036.A-0005-0008.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			